



THE
A-TEAM

**RE/MAX
FIRST**

185 PLISKA Crescent, Fort McMurray T9K 0A8

MLS®#: **A2147340**

Area: **Timberlea**

Listing Date: **07/05/24**

List Price: **\$529,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **1,519**
Low Sqft:
Ttl Sqft: **1,519**

DOM

73
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **5,618 sqft**
Lot Shape:

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace**
Sewer:
Ext Feat: **None**

Construction:
See Remarks
Flooring:
Carpet,Laminate,Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	11`7" x 9`0"
Bedroom - Primary	Main	15`0" x 15`6"
Great Room	Main	13`2" x 12`4"
Dining Room	Main	15`8" x 9`2"
Bedroom	Basement	12`6" x 11`8"
Den	Basement	11`4" x 13`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	11`7" x 10`0"
Eat in Kitchen	Main	14`2" x 10`10"
Breakfast Nook	Main	14`2" x 10`4"
Kitchenette	Basement	17`1" x 9`9"
Bedroom	Basement	16`7" x 9`6"
Family Room	Basement	21`1" x 14`1"

Furnace/Utility Room

Basement

13`5" x 11`5"

4pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

0525595

Zoning:
R1

Remarks

Pub Rmks:

Discover the jackpot of homes with this stunning large Bi-Level, boasting 5 spacious bedrooms and 3 full bathrooms across a comfortable 1519 square feet of living space. This detached property is an impeccable blend of elegance and functionality, with beautiful laminate flooring and the cozy warmth of a fireplace. The delightfully open concept main floor, accentuated by bay windows and a gas fireplace in the great room, allows for versatile living and dining configurations. Ideal for entertainers or active families, the vast kitchen features an island overlooking the dining area, complete with a garden door that opens to a back deck and steps leading down to a lower patio deck—perfect for outdoor enjoyment in the generously sized yard. Culinary enthusiasts will appreciate the dual pantries, ample cabinetry, and extensive countertops. Looking for extra space or income potential? The SEPARATE entrance to the developed basement introduces a massive living area, a convenient kitchenette, two additional bedrooms, and a full bathroom. For larger families, the flex room in the basement can easily transform into a sixth bedroom or remain as an expansive family room, just by adding a door. Situated in a PRIME LOCATION with walking trails right outside your front door, this home is also moments away from schools, shopping, and public transportation. Seize this opportunity to own a masterpiece of living design tailored for the discerning buyer. For Sale now—experience it for yourself! CALL NOW!

Inclusions:
Property Listed By:

**FRIDGE X 2, STOVE X 1, DISHWASHER X 1, WASHER X 1, DRYER X 2, MICROWAVE
RE/MAX FORT MCMURRAY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800